

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

41 Fyfe Drive, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,335,000

Property Type House

Suburb Templestowe Lower

Period - From 01/04/2026

to

30/06/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Margot Av DONCASTER 3108	\$1,550,000	13/07/2026
2	7 Macedon Ct TEMPLESTOWE LOWER 3107	\$1,685,000	08/07/2026
3	13 Dion St DONCASTER 3108	\$1,650,111	25/06/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/08/2026 18:25



Property Type:

Agent Comments

Comparable Properties



13 Margot Av DONCASTER 3108 (REI)

Agent Comments



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2



2

Price: \$1,550,000

Method: Private Sale

Date: 13/07/2026

Property Type: House (Res)

Land Size: 663 sqm approx



7 Macedon Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



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3



3

Price: \$1,685,000

Method: Private Sale

Date: 08/07/2026

Property Type: House (Res)

Land Size: 736 sqm approx



13 Dion St DONCASTER 3108 (REI)

Agent Comments



4



2



6

Price: \$1,650,111

Method: Sold Before Auction

Date: 25/06/2026

Property Type: House (Res)

Land Size: 728 sqm approx